



Ogwell

3x  2x 

ENERGY
RATING
C76

- Video Walk-through Available
- Modern End of Terrace House
- 3 Bedrooms (1 en-suite)
- Driveway Parking
- Garage (Store) and Home Office

- Sought-After Ogwell Location
- Backing onto Nature Reserve
- Convenient for Canada Hill Primary School
- Enclosed Gardens

Guide Price:
£325,000
FREEHOLD

1 Gascon Close, Ogwell, Newton Abbot, TQ12 6UH



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

1 Gascon Close, Ogwell, Newton Abbot, TQ12 6UH

A well-presented and deceptively spacious three-bedroom semi-detached family home in an enviable position backing onto the nature reserve in a quiet location within this desirable development in the highly sought-after Ogwell area of Newton Abbot. Stylishly presented in good condition throughout, the flexible accommodation is arranged over three floors and outside there are attractively landscaped and easy to maintain gardens, garage/store and driveway parking. Appealing to a wide range of buyers, internal viewings come highly recommended to appreciate the well-presented, spacious and flexible accommodation in addition to the lovely gardens and sought-after location.

Gascon Close is in a highly sought-after development backing onto the nature reserve within the desirable Ogwell area on the outskirts of Newton Abbot. Ogwell has a well-regarded primary school, village green and church. The town centre with its wide range of shopping, business and leisure facilities and primary and secondary schools is approximately 1 mile away. Transport links include a bus station with routes throughout Teignbridge and Torbay, a mainline railway station with direct links to London and the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation:

A composite part obscure double glazed entrance door leads to the entrance hallway with stairs to both the lower ground floor and the first floor. The cloakroom/WC has a white suite comprising low-level WC and pedestal wash basin. The lounge is dual-aspect with windows to side and rear enjoying pleasant views over the nature reserve and with French doors opening to a balcony enjoying the same. There is also a study with courtesy door to garage/store area.

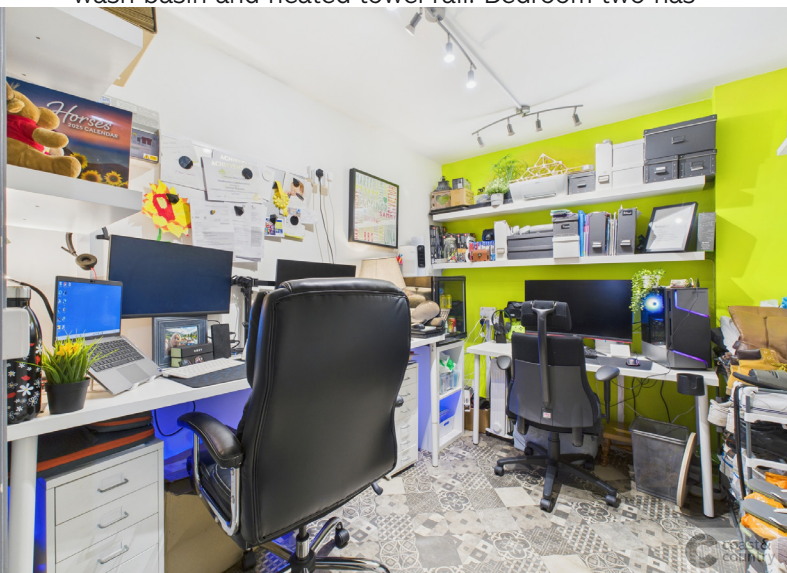
On the lower ground floor, the hallway has laminate flooring, wood panelling and a cloakroom/WC with low-level WC and vanity wash basin. The kitchen/dining/family area is L shaped and has French doors opening onto the garden. The kitchen area is extensively fitted with a modern range of wall and base units with rolled edge work surfaces, matching splashback, inset single drainer sink unit, built-in appliances including double oven and hob, concealed fridge freezer and dishwasher, laminate flooring and the dining/family area has laminate flooring with French doors to outside. There is also a utility room with base units, rolled edge work surfaces, matching splashback, inset single drainer sink unit and spaces for washing machine and tumble dryer.

On the first floor landing there is a window to side, access to loft, cupboard with hot water cylinder and further storage cupboard with wall mounted gas boiler. Bedroom one has a window to rear overlooking the nature reserve, and an en-suite shower room with shower cubicle, low-level WC with concealed cistern, wash basin and heated towel rail. Bedroom two has

a window to front and bedroom three has a window to side. The bathroom has a modern white suite with panelled bath, mixer tap, shower over, screen, tiling to surround, low-level WC with concealed cistern, wash basin, heated towel rail and window. Gas central heating and double glazing are installed.

Outside: Outside to the front there is a tarmac driveway providing parking, leading to the garage, which now provides a store, with metal up and over door and courtesy door to a study. Small lawned area with hedging and paved path to front door. Path extends to side with gate and steps leading to the rear garden which has been attractively landscaped for ease of maintenance with paved patio, artificial lawn with flower and shrub borders, gates giving direct access onto the nature reserve, patio extends to side with seating area and raised borders making an ideal area for alfresco dining/ barbecuing or enjoying the sun, and steps lead to a further seating area with artificial grass.

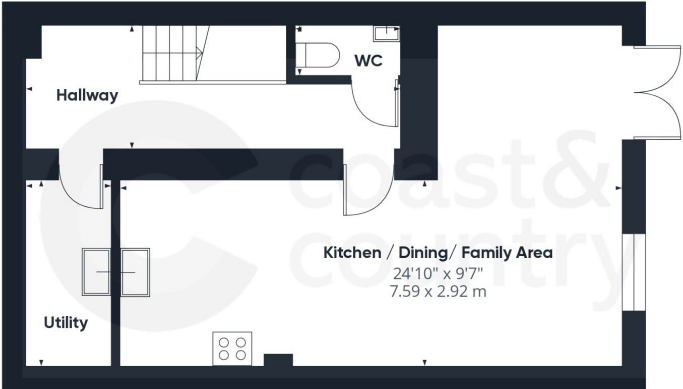
Directions: From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first left into Reynell Road. Follow the road through to the Ogwell Brook development and turn right over the bridge into Gascon Close where the property can be found on the left hand side.



1 Gascon Close, Ogwell, Newton Abbot, TQ12 6UH

Approximate total area

1399.62 ft²
130.03 m²

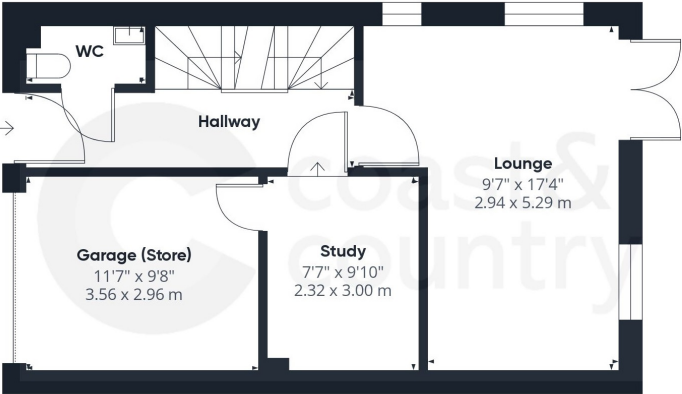


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

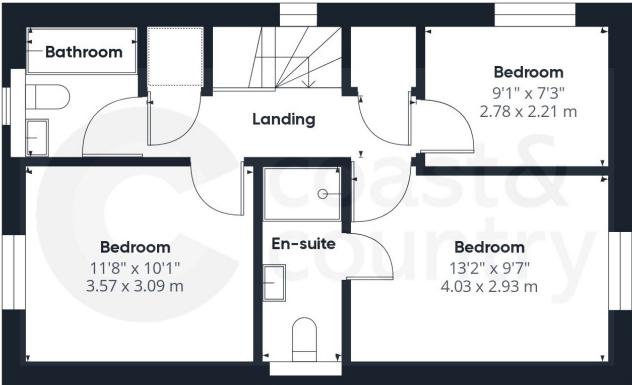
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Lower Ground Floor



First Floor

Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Service Charge: Currently approximately £402 per annum.
Review Period: Annually.
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.